Robert Ellis

look no further. . .

Hickings Lane
Stapleford, Nottingham NG9 8PG

A MID 1930'S BAY FRONTED SEMI DETACHED HOUSE.

£235,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS MID 1930'S BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE BEING WELL POSITIONED ON A GENEROUS OVERALL CORNER PLOT.

With accommodation over two floors comprising entrance porch to entrance hall, bay fronted living room, dining room and kitchen to the ground floor. The first floor landing provides access to three bedrooms and a relatively modern bathroom and separate WC.

Other benefits of the property include gas fired central heating from a recently re-fitted boiler, uPVC double glazing, gardens to the front, side and rear, whilst also offering a rear driveway and detached garage.

Due to the position of the plot, the property would benefit from future extension (subject to the relevant permissions and regulations) being able to then offer a long term family home as the property is well positioned close to an array of nearby schooling for all ages.

The property sits within easy reach of excellent nearby transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham Electric Tram terminus situated at Bardills roundabout.

There is also easy access to the open space of Hickings Lane Recreational Ground, Bramcote Park and Hemlock Stone.

We believe that the property would make an ideal first time buy or long term family home and we would highly recommend an internal viewing.

ENTRANCE PORCH
6'0" x 1'9" (1.83 x 0.55)
uPVC panel and double glazed entrance door set within a decorative uPVC archway with double glazed windows to the side and above the front door. Further double glazed front entrance door with full height double glazed windows to either side of the door providing access into the hallway.

HALLWAY
13'8" x 6'3" (4.19 x 1.92)
Staircase rising to the first floor, radiator, doors to living room, dining room and kitchen.

LIVING ROOM
12'11" x 11'1" (3.96 x 3.39)
Double glazed bay window to the front with fitted blinds, decorative coving, radiator and three bar gas fire.

DINING ROOM
12'7" x 10'7" (3.85 x 3.24)
Double glazed sliding patio doors opening out to the rear garden with fitted full height blinds, decorative coving, radiator and brick/tile fireplace incorporating a four bar gas fire.

KITCHEN
11'8" x 6'8" (3.58 x 2.05)
Equipped with a matching range of fitted base and wall storage cupboards, roll top work surfaces incorporating single sink draining board with tile splashbacks, plumbing for washing machine, space for cooker, wall mounted gas fired central heating combination boiler (for central heating and hot water purposes), double glazed window to the side with fitted roller blind, uPVC panel and double glazed side exit door, door to useful understairs storage pantry with shelving and meters.

FIRST FLOOR LANDING
Double glazed window to the side, loft access point, doors to all bedrooms, bathroom and WC.

BEDROOM ONE
15'1" x 9'5" (4.61 x 2.89)
Double glazed window to the rear overlooking the rear garden, radiator and picture rail.

BEDROOM TWO
10'11" x 9'3" (to wardrobes) (3.34 x 2.82 (to wardrobes))
Double glazed window to the front with fitted blinds, radiator and wardrobes fitted to one wall with matching overhead storage cupboards.

BEDROOM THREE
7'2" x 6'3" (2.19 x 1.93)
Double glazed window to the front with fitted blinds and radiator.

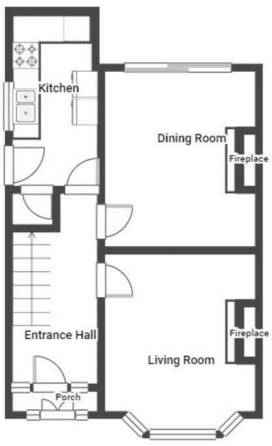
SHOWER ROOM
7'7" x 5'1" (2.32 x 1.56)
Modern two piece suite comprising tiled enclosed shower cubicle with electric shower, wash hand basin with mixer tap and storage cupboards beneath. Fully tiled walls, tile effect flooring, useful storage cupboard with shelving, double glazed window to the side with fitted roller blind and radiator.

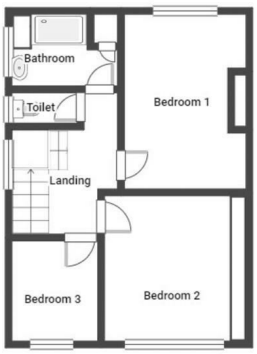
SEPARATE WC
4'4" x 2'5" (1.33 x 0.75)
Modern white push flush WC and partial wall tiling to dado height, double glazed window to the side with fitted roller blind.

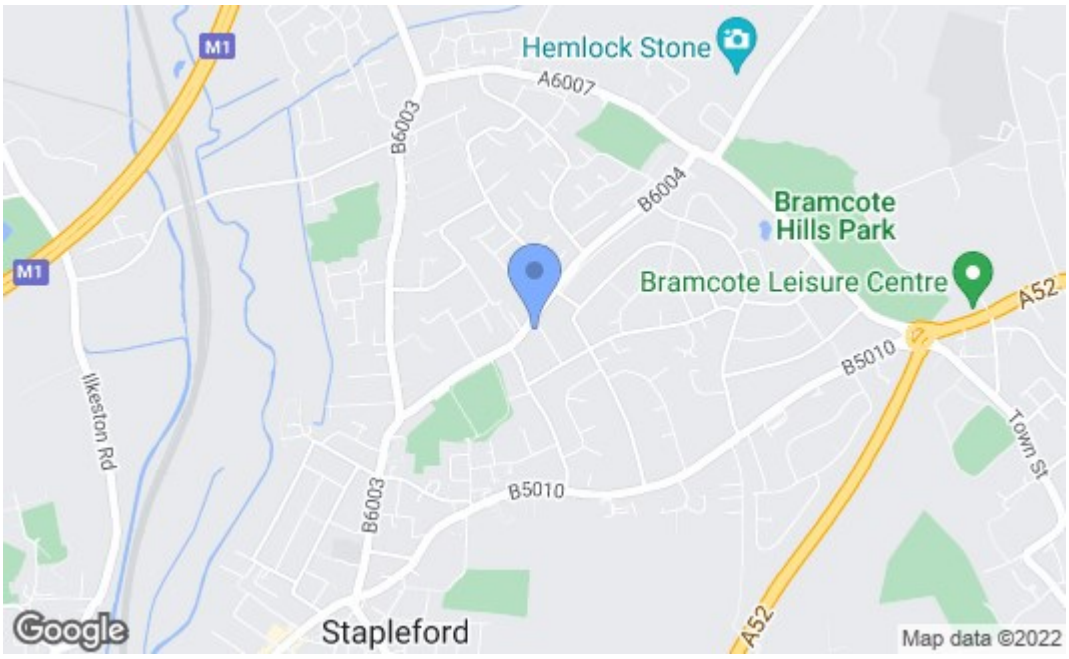
OUTSIDE
The property benefits from an overall corner plot with gardens to the front, side and rear, with the front garden being laid to lawn, screened by a dwarf brick wall to the boundary line offering a pedestrian gate and pathway to the front entrance porch door and pedestrian gated access through to the side and rear. The left hand side of the property incorporates a further lawned garden with planted borders housing a variety of bushes and shrubbery, a timber storage shed and uPVC door access back through to the kitchen. There is a water tap. Leading through to the rear garden, the lawn continues being split by a paved pathway which provides access to the rear driveway and garage, enclosed by timber fencing and brick walls to the boundary line. A personal access door into the back of the garage and double gates offering space to the driveway.

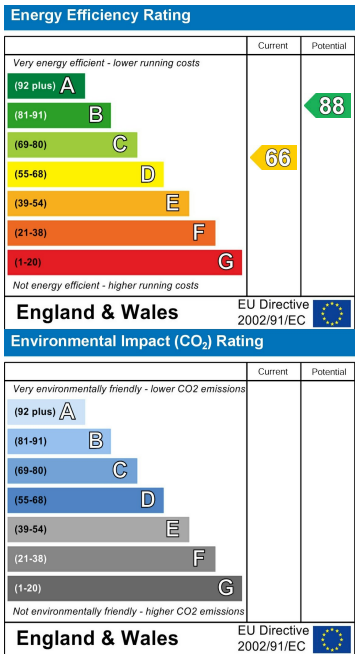
DETACHED GARAGE
Up and over door to the front window and personal access door to the side.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, turn right onto Hickings Lane and proceed past the entrance to the park. The property can then be found on the right hand side identified by our For Sale boards. Ref: 7617NH









These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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